

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Mountainview Ranch Lot Line Re-alignment

MEETING DATE: August 7, 2023

ACCOUNT NUMBER: 23-5225

DATE PREPARED: July 17, 2023

 SITE PLAN **SPECIAL USE PERMIT** X **SUBDIVISION**

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

 1 TOWN FILE
 7 TOWN OF WAPPINGER PLANNING BOARD
 1 ENGINEER TO THE TOWN
 1 PLANNER TO THE TOWN
 1 ATTORNEY TO THE TOWN
 1 HIGHWAY SUPERINTENDENT
 FIRE PREVENTION BUREAU
 RECREATION
 ARMY CORP. OF ENGINEERS
 DUTCHESS COUNTY DEPT. OF PLANNING
 DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
 NEW YORK STATE DEPT. OF TRANSPORTATION
 1 DUTCHESS COUNTY DEPT. OF HEALTH
 DUTCHESS COUNTY SOIL & WATER
 NYS DEPT OF D.E.C
 TOWN OF FISHKILL
 TOWN OF EAST FISHKILL
 TOWN OF LAGRANGE
 VILLAGE OF WAPPINGER PLANNING BOARD
 BUILDING INSPECTOR
 1 ZONING ADMINISTRATOR-BARBARA ROBERTI
 TOWN CLERK
 CAMO POLUTION
 STORM WATER MANAGEMENT (WALTER ARTUS)
 CENTRAL HUDSON

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****

Beatrice Ogunti

From: John Ostuni <johnostuni@ymail.com>
Sent: Friday, July 14, 2023 8:59 AM
To: Beatrice Ogunti
Subject: John Ostuni Lot line line change.

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hello Bea,

I will be in today with the application meanwhile the following is the explanation you requested. If it is acceptable could you please print it out for me as my printer at home just went down on me.
Thank you

John Ostuni
631 484 6924

This lot line change is for the purpose of updating and correcting a subdivision from the 1980's that makes little sense now.

The original property had 4 lots with only 1 access point for 125 acres with multiple dwellings/buildings and farm land.

I am not looking to increase or decrease the amount of lots nor am I looking to build. I simply want to improve the access and quality of the individual lots.

If you should have any Questions or concerns please do not hesitate to call.

Thank you,

John Ostuni
631 484 6924

TOWN OF WAPPINGER



PLANNING DEPARTMENT
20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
(845) 297-6256 ext. 122
Fax (845) 297-0579
www.townofwappinger.us

RECEIVED

JUL 14 2023

Planning Department
Town of Wappinger

Application No. 23-5225

App. Received: 7-14-23

App. Fee: \$500.00

Escrow: \$1,500.00

TOWN OF WAPPINGER PLANNING BOARD LAYOUT APPLICATION FOR LOT LINE- REALIGNMENT OR LOT CONSOLIDATION

1. Proposed Name of project:: Mountainview Ranch Lot line realignment

2. Location of Property: 90 smith crossing rd & 50 Ostuni way

Tax Section: 6359 Block 01 Lot (2) 134683

Tax Section: 6359 Block 01 Lot (2) 050625

Tax Section: 6359 Block 01 Lot (2) 182562

3. Name and Address of Record Owner #1: John Ostuni

90 smith crossing rd Phone No. 631 484 6924

Phone number of applicant: 631 484 6924 Email: johnostuni@gmail.com

Corporation, give name of agent: _____

Phone No. _____

4. Name and Address of Record Owner #2: Derek Ostuni

50 Smith Crossing Phone No. 631 835 5577

Phone number of applicant: 631 484 6924 Email: nichole.colletti@yahoo.com

Corporation, give name of agent: _____

Phone No. _____

4. A statement of liens, mortgages, or other encumbrances are attached hereto -
(If none, so state) attached
5. A statement of any easements relating to the property is attached hereto -
(If none, so state) none
6. Deed or deeds recorded in County Clerk's Office:
Date: 12/20/19 Liber: _____ Page: _____
Date: 9/1/2016 Liber: _____ Page: _____
7. I own or have an interest in abutting property as stated on the attached sheet.
(If none, so state) see attached
8. Name, address, and license number of Engineer or Land Surveyor: Decker Surveying
John H Decker LC Phone No. 845 7584442
Email: deckersurveying@frontiernet.net
9. According to the Dutchess County Soil Survey, the following soil types are found on the
property: _____
10. Town Water or Well: well Town sewer or septic: septic

This Property is in the _____ Zone.

Layout covers 106.18 acres.

Current size of Lot #1: 30.39

Current size of Lot #2: 16.16

Proposed size of lot #1: 29.31

Proposed size of lot #2: 5.71

Dated: 7/13/23

(Signed) _____

Owner

Print Name: John Ostuni

(To be used only by Corporation Agent)

Dated: 7/13/23

(Signed) _____

Owner

Print Name: Derek Ostuni

(To be used only by Corporation Agent)

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 23-5225
Grid No.: 6359-01-134683

Date: 7/13/23
Zoning District: R40/80

Location of Project:

90 smith crossing rd

Name of Applicant:
John Ostuni

Print name and phone number

Description of

Project: Reconfigure Lot Lines to better suit the properties involved.

I John Ostuni, owner of the above land/site/building
hereby give permission for the Town of Wappinger to approve or deny the above application in
accordance with local and state codes and ordinances.

7/13/23
Date

631 484 6924
Owner's Telephone Number

[Signature]
Owner's Signature
John Ostuni
Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

SAVE COMPLETED FORM

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

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Grid No.: 6359-01-134683

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50 Ostuni Way

Name of Applicant:
John Ostuni

Print name and phone number

Description of

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accordance with local and state codes and ordinances.

7/13/23
Date

631 835 5577
Owner's Telephone Number

Derek Ostuni
Owner's Signature

Derek Ostuni
Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

SAVE COMPLETED FORM